

Economy Mitigation Strategies

		Priority (CHECK ONLY ONE)								
	Specific Mitigation Strategy	Existing Program	Very High	High	Moderate	Under Study	Not Applicable, Not Appropriate, or Not Cost Effective	Not Yet Considered	Responsible Agency or Department (Required if Existing Program, Very High, High, or Under Study)	Ordinance or Resolution # (if existing program), Estimated Cost and Possible Funding Agency (if high priority), Estimated Date of Completion (if study) OR Other Comments
ECON - a - Multi-Hazard										
1)	Be aware of past problems of inadequate hazard disclosure and work with real estate agents to improve enforcement of real estate disclosure requirements for those hazards covered by this plan, for example, by making those agents and the disclosure firms aware of the hazard maps incorporated in this plan and available on the ABAG web site at http://quake.abag.ca.gov/mitigation , as well as locally developed maps.							X		
2)	Create incentives for owners of historic or architecturally significant buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster, particularly if those alterations conform to the federal Secretary of the Interior's <i>Guidelines for Rehabilitation</i> .							X		
ECON - b - Soft-Story Commercial Buildings Vulnerable to Earthquakes										
1)	Require engineered plan sets for voluntary or mandatory soft-story retrofits until a standard plan set and construction details become available.							X		
2)	Adopt the 2003 International Existing Building Code, the 1997 UBC, or the latest applicable code standard for the design of voluntary or mandatory soft-story building retrofits.							X		

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3)	Work to educate building owners, local government staff, engineers, and contractors on soft-story retrofit procedures and incentives using materials such as those developed by ABAG (see http://quake.abag.ca.gov/fixit) and the City of San Jose.							X		
4)	Conduct an inventory of existing or suspected soft-story commercial and industrial structures.							X		
5)	Use the soft-story inventory to require owners to inform all existing tenants that they work in this type of building and the standard to which it may have been retrofitted, as well as require owners to inform tenants that they will work in this type of building prior to signing a lease.							X		
6)	Use the soft-story inventory to require owners to inform all existing tenants that they should be prepared to work elsewhere following an earthquake if the building has not been retrofitted.							X		
7)	Investigate and adopt appropriate financial, procedural, and land use incentives for owners of soft-story buildings to facilitate retrofit.							X		
8)	Explore development of local ordinances or State regulations to require or encourage owners of soft-story structures to strengthen them.							X		
9)	Provide technical assistance in seismically strengthening soft-story structures.							X		

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ECON - c - Unreinforced Masonry Buildings in Older Downtown Areas										
1)	Continue to actively implement existing State law that requires cities and counties to maintain lists of the addresses of unreinforced masonry buildings and inform property owners that they own this type of hazardous structure.	X							City of Fremont Building and Safety Division	All unreinforced masonry buildings have already been retrofitted.
2)	Accelerate retrofitting of unreinforced masonry structures that have not been retrofitted, for example, by (a) actively working with owners to obtain structural analyses of their buildings, (b) helping owners obtain retrofit funding, (c) adopting a mandatory versus voluntary, retrofit program, and/or (d) applying penalties to owners who show inadequate efforts to upgrade these buildings.						X		City of Fremont Building and Safety Division	All unreinforced masonry buildings have already been retrofitted.
3)	Require owners to inform all existing tenants that they work in this type of building and the standard to which it may have been retrofitted, as well as require owners to inform tenants that they will work in this type of building prior to signing a lease.							X		
4)	Require owners to inform all existing tenants that they should be prepared to work elsewhere following an earthquake even if the building has been retrofitted, for it has probably been retrofitted to a life-safety standard, not to a standard that will allow occupancy following major earthquakes.							X		

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ECON - d - Privately-Owned Structurally Suspicious Buildings										
1)	Inventory non-ductile concrete, tilt-up concrete, and other privately-owned structurally suspicious buildings.	X							City of Fremont Building and Safety Division	The City has a mandatory tilt up ordinance in effect (Ord. No. 2405). There is no program for non-ductile
2)	Adopt the 2003 International Existing Building Code, the 1997 UBC, or the latest applicable code standard for the design of voluntary or mandatory retrofit of seismically vulnerable buildings.	X							City of Fremont Building and Safety Division	
3)	Adopt one or more of the following strategies as incentives to encourage retrofitting of privately-owned structurally suspicious commercial and industrial buildings: (a) waivers or reductions of permit fees, (b) below-market loans, (c) local tax breaks, (d) grants to cover the cost of retrofitting or of a structural analysis, (e) land use and procedural incentives, or (f) technical assistance.	X							City of Fremont Building and Safety Division	
ECON - e - Wildfire and Structural Fires										
1)	Increase efforts to reduce fire in existing development through improving engineering design and vegetation management for mitigation, appropriate code enforcement, and public education on mitigation strategies.	X							City of Fremont Planning, Engineering, and Building and Safety Divisions	
2)	Require that new business and office buildings in high fire hazard areas be constructed of fire-resistant building materials and incorporate fire-resistant design features (such as minimal use of eaves, internal corners, and open first floors) to increase structural survivability and reduce ignitability.	X							City of Fremont Planning and Building and Safety Divisions	

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3)	Adopt and amend as needed updated versions of the <i>California Building and Fire Codes</i> so that optimal fire-protection standards are used in construction and renovation projects.	X						City of Fremont Planning and Building and Safety Divisions	
4)	Create a mechanism to enforce provisions of the <i>California Building and Fire Codes</i> and other local codes that require the installation of smoke detectors and fire-extinguishing systems by making installation a condition of (a) finalizing a permit for any work on existing properties valued at over a fixed amount, such as \$500 or \$1000, and/or (b) on any building over 75 feet in height, and/or (b) as a condition for the transfer of property.	X						City of Fremont Planning and Building and Safety Divisions	
5)	Expand existing vegetation management programs in commercial and/or industrial areas.	X						City of Fremont Fire Department	
6)	Establish a Fire Hazard Abatement District to fund reduction in fire risk of existing properties through vegetation management that includes reduction of fuel loads, use of defensible space, and fuel breaks.						X		
7)	Establish a Fire Hazard Abatement District to fund fire-safety inspections of private properties, roving firefighter patrols on high fire-hazard days, and public education efforts.						X		

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8)	Compile a list of high-rise and high-occupancy buildings that are deemed, due to their age or construction materials, to be particularly susceptible to fire hazards, and determine an expeditious timeline for the fire-safety inspection of all such structures.	X							City of Fremont Fire Department		
9)	Conduct periodic fire-safety inspections of all commercial and institutional buildings.	X							City of Fremont Fire Department		
10)	Work with the State Fire Marshall, the California Seismic Safety, PEER, and other experts to identify and manage gas-related fire risks of soft-story mixed use buildings that are prone to collapse and occupant entrapment consistent with the natural gas safety recommendations of Seismic Safety Commission Report SSC-02-03. Note - See http://www.seismic.ca.gov/pub/CSSC_2002-03_Natural%20Gas%20Safety.pdf . Also note - any valves that are installed may need to have both excess flow and seismic triggers ("hybrid" valves).							X			
11)	Ensure that fire-preventive vegetation-management techniques and practices for creek sides and high-slope areas do not contribute to the landslide and erosion hazard.	X							City of Fremont Fire Department		
12)	Work with insurance companies to create a public/private partnership to give a discount on fire insurance premiums to "Forester Certified" <i>Fire Wise</i> landscaping and fire-resistant building materials.							X			

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ECON - f - Flooding										
1)	To reduce flood risk, thereby reducing the cost of flood insurance to property owners, work to qualify for the highest-feasible rating under the Community Rating System of the National Flood Insurance Program.	X							City of Fremont Engineering Division	
2)	Balance the needs for commercial and industrial development against the risk from potential flood-related hazards.	X							City of Fremont Engineering Division	
3)	Ensure that new development pays its fair share of improvements to the storm drainage system necessary to accommodate increased flows from the development, or does not increase runoff by draining water to pervious areas or detention facilities.					X				
4)	Provide sandbags and plastic sheeting to businesses in anticipation of rainstorms, and deliver those materials to the disabled and elderly upon request.	X							City of Fremont Maintenance Division	
5)	Provide public information on locations for obtaining sandbags and deliver those sandbags to those various locations throughout a city and/or county.	X							City of Fremont Maintenance Division	
6)	Apply floodplain management regulations for development in the floodplain and floodway.	X							City of Fremont Engineering Division	
7)	Encourage business owners to participate in building elevation programs.							X		

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8)	Encourage business owners to participate in acquisition and relocation programs for areas within floodways.							X		
9)	Require an annual inspection of approved flood-proofed buildings to ensure that (a) all flood-proofing components will operate properly under flood conditions and (b) all responsible personnel are aware of their duties and responsibilities as described in their building's <i>Flood Emergency Operation Plan</i> and <i>Inspection & Maintenance Plan</i> .							X		
ECON - g - Landslides and Erosion										

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1)	Increase efforts to reduce landslides and erosion in existing and future development by improving appropriate code enforcement and use of applicable standards, such as those appearing in the <i>California Building Code</i> , California Geological Survey <i>Special Report 117 – Guidelines for Evaluating and Mitigating Seismic Hazards in California</i> , American Society of Civil Engineers (ASCE) report <i>Recommended Procedures for Implementation of DMG Special Publication 117: Guidelines for Analyzing and Mitigating Landslide Hazards in California</i> , and the California Board for Geologists and Geophysicists <i>Guidelines for Engineering Geologic Reports</i> . Such standards should cover excavation, fill placement, cut-fill transitions, slope stability, drainage and erosion control, slope setbacks, expansive soils, collapsible soils, environmental issues, geological and geotechnical investigations, grading plans and specifications, protection of adjacent properties, and review and permit issuance.	X							City of Fremont Engineer and Building and Safety Divisions	
2)	Increase efforts to reduce landslides and erosion in existing and future development through continuing education of design professionals on mitigation strategies.							X		
ECON - h - Construction										
1)	Continue to require that all new commercial and industrial buildings be constructed in compliance with structural requirements of the most recently adopted version of the <i>California Building Code</i> .	X							City of Fremont Planning and Building and Safety Divisions	

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2)	Conduct appropriate employee training and support continued education to ensure enforcement of construction standards.	X							City of Fremont Building and Safety Division	
3)	Recognize that many strategies that increase earthquake resistance also decrease damage in an explosion. In addition, recognize that ventilation systems can be designed to contain airborne biological agents.							X		
ECON - i - Building Reoccupancy										
1)	Institute an aggressive program similar to San Francisco's Building Occupancy Resumption Program (BORP). This program permits owners of private buildings to hire qualified structural engineers to create building-specific post-disaster inspection plans and allows these engineers to become automatically deputized as City/County inspectors for these buildings in the event of an earthquake or other disaster.	X							City of Fremont Building and Safety Division	
2)	Actively notify owners of historic or architecturally significant buildings of the availability of the local BORP-type program and encourage them to participate to ensure that appropriately qualified structural engineers are inspecting their buildings, thus reducing the likelihood that the buildings will be inappropriately evaluated following a disaster.							X		

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3)	Actively notify owners of educational facility buildings of the availability of the local BORP-type program and encourage them to participate to ensure that appropriately qualified structural engineers are inspecting their buildings, thus reducing the likelihood that the buildings will be inappropriately evaluated following a disaster.							X		
4)	Allow owners to participate in a BORP-type program as described above, but not actively encourage them to do so.	X							City of Fremont Building and Safety Division	
5)	Develop and enforce an ordinance for disaster-damaged structures to ensure that damaged buildings are repaired in an appropriate and timely manner.	X							City of Fremont Building and Safety Division	Ord. No. 2182
6)	Establish preservation-sensitive measures for the repair and reoccupancy of historically significant structures, including requirements for temporary shoring or stabilization where needed, arrangements for consulting with preservationists, and expedited permit procedures for suitable repair or rebuilding of historically or architecturally valuable structures.							X		
ECON - j - Public Education										
1)	Provide information to business owners and employees on the availability of interactive hazard maps on ABAG's web site.							X		

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2)	Develop printed materials, utilize existing materials (such as developed by FEMA and the American Red Cross), conduct workshops, and/or provide outreach encouraging businesses' employees to have family disaster plans that include drop-cover-hold earthquake drills, fire and storm evacuation procedures, and shelter-in-place emergency guidelines.	X							City of Fremont Fire Department	
3)	Develop printed materials, conduct workshops, and provide outreach to Bay Area businesses focusing on business continuity planning.							X		
4)	Better inform Bay Area business owners of mitigation activities, including elevation of appliances above expected flood levels, use of fire-resistant roofing and defensible space in wildland-urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat, structural retrofitting techniques for older buildings, and use of intelligent grading practices through workshops, publications, and media announcements and events.							X		
5)	Sponsor the formation and training of Community Emergency Response Teams (CERT) training through partnerships with local businesses. [Note – these programs go by a variety of names in various cities and areas.]	X							City of Fremont Fire Department	

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6)	Assist businesses in the development of defensible space through the use of, for example, “tool libraries” for weed abatement tools, roadside collection and/or chipping services (for brush, weeds, and tree branches) in wildland-urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat.						X			
7)	Make use of the materials developed by others (such as found on ABAG’s web site at http://quake.abag.ca.gov/business) to increase mitigation activities related to earthquakes. ABAG plans to continue to improve the quality of those materials over time.	X							City of Fremont Fire Department	
8)	Develop a “Maintain-a-Drain” campaign, similar to that of the City of Oakland, encouraging businesses and residents to keep storm drains in their neighborhood free of debris.							X		
9)	Encourage the formation of a community-based approach to wildfire education and action through local Fire Safe Councils and the <i>Fire Wise Program</i> .							X		
10)	Encourage businesses and laboratories handling hazardous materials or pathogens increase security to a level high enough to create a deterrent to crime and terrorism, including active implementation of “cradle-to-grave” tracking systems.	X							City of Fremont Fire Department	
11)	Encourage joint meetings of security and operations personnel at major employers to develop innovative ways for these personnel to work together to increase safety and security.							X		

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12)	Inform shoreline-property owners of the possible long-term economic threat posed by rising sea levels.						X			
13)	Develop and distribute culturally appropriate materials related to disaster mitigation and preparedness, such as those on the http://www.preparenow.org website.					X			City of Fremont Fire Department	